

**MANAGEMENT CERTIFICATE  
FOR  
WINCHESTER CROSSING OWNERS ASSOCIATION, INC.**

STATE OF TEXAS                   §  
  §       KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF COLLIN           §

The undersigned, being the Managing Agent of Winchester Crossing Owners Association, Inc., and in accordance with Section 209.004 of the Texas Property Code, which supersedes any Management Certificates previously filed by the Association:

1.     The name of the subdivision: Winchester Crossing.
2.     The name of the Association: Winchester Crossing Owners Association, Inc.
3.     The recording data for the subdivision: See **Exhibit A**.
4.     The name and mailing address of the Association:

Winchester Crossing Owners Association, Inc.  
c/o Neighborhood Management Inc  
1024 S Greenville Ave, Suite 230  
Allen, TX. 75002
5.     The name and contact information for the Managing Agent of the Association:

Neighborhood Management, Inc.  
Beverly Coghlan  
1024 S. Greenville Ave, Suite 230  
Allen, TX 75002  
Phone: 972-359-1548  
Email Address: managementcertificate@nmitx.com
6.     Website for Dedicatory Instruments: <https://neighborhoodmanagement.com>
7.     The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:

Resale Certificate:	\$375.00
Transfer Fee:	\$250.00
Optional Inspection Fee:	\$150.00
Working Capital:	\$750.00.

{ACKNOWLEDGEMENT PAGE FOLLOWS}

**ACKNOWLEDGEMENT**

The foregoing is a true and correct copy of the Management Certificate for the association identified below.

**WINCHESTER CROSSING OWNERS ASSOCIATION,  
INC.**

a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: Beverly Coghlan

Name: Beverly Coghlan

STATE OF TEXAS

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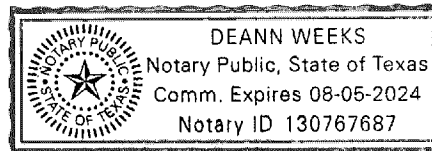
COUNTY OF COLLIN

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This instrument was acknowledged before me on the 26 day of March, 2024, by  
Beverly Coghlan, Agent for the Association of WINCHESTER CROSSING OWNERS ASSOCIATION, INC.,  
a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks

Notary Public Signature, State of Texas



**EXHIBIT A**

<b>Document</b>	<b>Recording Information</b>
Declaration of Covenants, Conditions and Restrictions for Winchester Crossing October 24, 2019	Document No.20191024001341130
Winchester Crossing, Phase I: Vol 2019-Page 609 Sept 11, 2019	Document No 20190911010003890
Winchester Crossing, Phase II: Vol 2019-Page 824 Dec 11, 2019	Document No 20191211010005340
First Amendment to Declaration of Covenants, Conditions and Restrictions for Winchester Crossing November 24, 2020	Document No.20201124002101430
Winchester Crossing Phase III October 19, 2021	Document No.20211019010003690
Winchester Crossing, Phase IV: Vol 2021-Page 417 July 19, 2021	Document No 20210719010002590
Winchester Crossing, Phase V: 2021-761 Dec 22, 2021	Document No.20211222010004650
Winchester Crossing, Phase VI: 2022-291 May 4, 2022	Document No. 2022010000179
Winchester Crossing, Phase VIII: 2022-64 Jan 28, 2022	Document No.20220128010000370
Notice of Addition of Land to Declaration May 6, 2021	Document No 20210506000922440
Second Amendment to Declaration of Covenants, Conditions and Restrictions for Winchester Crossing- January 4, 2022	Document No.20220104000017530

**Collin County  
Honorable Stacey Kemp  
Collin County Clerk**

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**Instrument Number:** 2024000034670

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: March 27, 2024 08:24 AM

Number of Pages: 4

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**" Examined and Charged as Follows: "**

Total Recording: \$33.00

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\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 2024000034670  
Receipt Number: 20240327000012  
Recorded Date/Time: March 27, 2024 08:24 AM  
User: Patricia B  
Station: Station 2

**Record and Return To:**

Simplifile



**STATE OF TEXAS  
COUNTY OF COLLIN**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Public Records of Collin County, Texas.**

Honorable Stacey Kemp  
Collin County Clerk  
Collin County, TX

